



NORTH OAKS
3588 N. TWIN OAKS VALLEY RD.
SAN MARCOS, CA 92069

VICINITY MAP



THOMAS GUIDE PAGE: 1088 - G5

ADDRESS

3588 N. TWIN OAKS VALLEY RD.
SAN MARCOS, CA 92069

DIRECTIONS:

I-5 SOUTH TO SR-78 EAST; CONTINUE ON SR-78 EAST TO TWIN OAKS VALLEY ROAD OFF RAMP; EXIT AT TWIN OAKS VALLEY ROAD AND TURN LEFT; CONTINUE NORTH ON TWIN OAKS VALLEY ROAD PAST THE GOLF COURSE AND PAST TWIN OAKS ELEMENTARY SCHOOL; AT THE 2ND LIGHT PAST THE ELEMENTARY SCHOOL TURN LEFT TO STAY ON NORTH TWIN OAKS VALLEY ROAD (IF YOU GO STRAIGHT IT BECOMES DEER SPRINGS ROAD); CONTINUE NORTH ON NORTH TWIN OAKS VALLEY ROAD TO PAST QUARRY ROAD TO PRIVATE DRIVE TO THE SITE; THE PRIVATE DRIVE IS A DIRT ROAD OFF OF N. TWIN OAKS VALLEY ROAD.

CONSULTANT TEAM

ARCHITECT:

BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

LEASING/PLANNING:

PLANCOM, INC.
BRENT HELMING
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 533-6065

SURVEYOR:

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

PROJECT SUMMARY

APPLICANT:

VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BRENT HELMING
PHONE: (760) 533-6065

OWNER:

CHOI, HOJUNG.; CHOI, BRIAN MYONG SOK
3588 N. TWIN OAKS VALLEY ROAD
SAN MARCOS, CA 92069
SITE CONTACT: AARON CHOI
(310) 913-1554

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW FIBREBOND PREFABRICATED SHELTER ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS). ANTENNAS SHALL BE MOUNTED INSIDE A NEW 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- INSTALLATION OF TWO (2) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF SIX (6) RRUS) MOUNTED INSIDE PROPOSED 50'-0" HIGH FAUX WATER TANK.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 6'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED INSIDE PROPOSED 50'-0" HIGH FAUX WATER TANK.
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30kW ENCLOSED EMERGENCY GENERATOR WITH A 148 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A CONCRETE BLOCK WALL ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING UTILITY POLE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM EXISTING UTILITY POLE
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS:

3588 N. TWIN OAKS VALLEY RD.
SAN MARCOS, CA 92069

ASSESSORS PARCEL NUMBER:

178-170-01-00 &
178-170-11-00

EXISTING ZONING:

RS

TOTAL SITE AREA:

1,721,878 S.F.
= 39.5 ACRES

PROPOSED PROJECT AREA:

EQUIPMENT BUILDING: 194 SF
CONCRETE BLOCK ENCLOSURE: 1,084 SF
TOTAL PROJECT AREA: 1,278 SF (LEASE AREA)

PROPOSED TYPE OF CONSTRUCTION:

TYPE VB

PROPOSED OCCUPANCY:

U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-0.0	STORM WATER MANAGEMENT PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	EQUIPMENT SHELTER ELEVATIONS
A-6	ANTENNA PLAN & FAUX WATER TANK ELEVATION
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A:
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-2

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH &
SUAREZ

ARCHITECTURE INCORPORATED
355 CARLSBAD VILLAGE DRIVE, SUITE 05
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

NORTH OAKS

3588 N. TWIN OAKS VALLEY ROAD
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES

03/05/13	80% ZD (se)
03/14/13	90% ZD (se)
03/20/13	100% ZD (se)
04/02/13	REVISED 100% ZD (rd)
05/01/13	REVISED 100% ZD (rd)
06/05/13	REVISED 100% ZD (rd)

SHEET TITLE

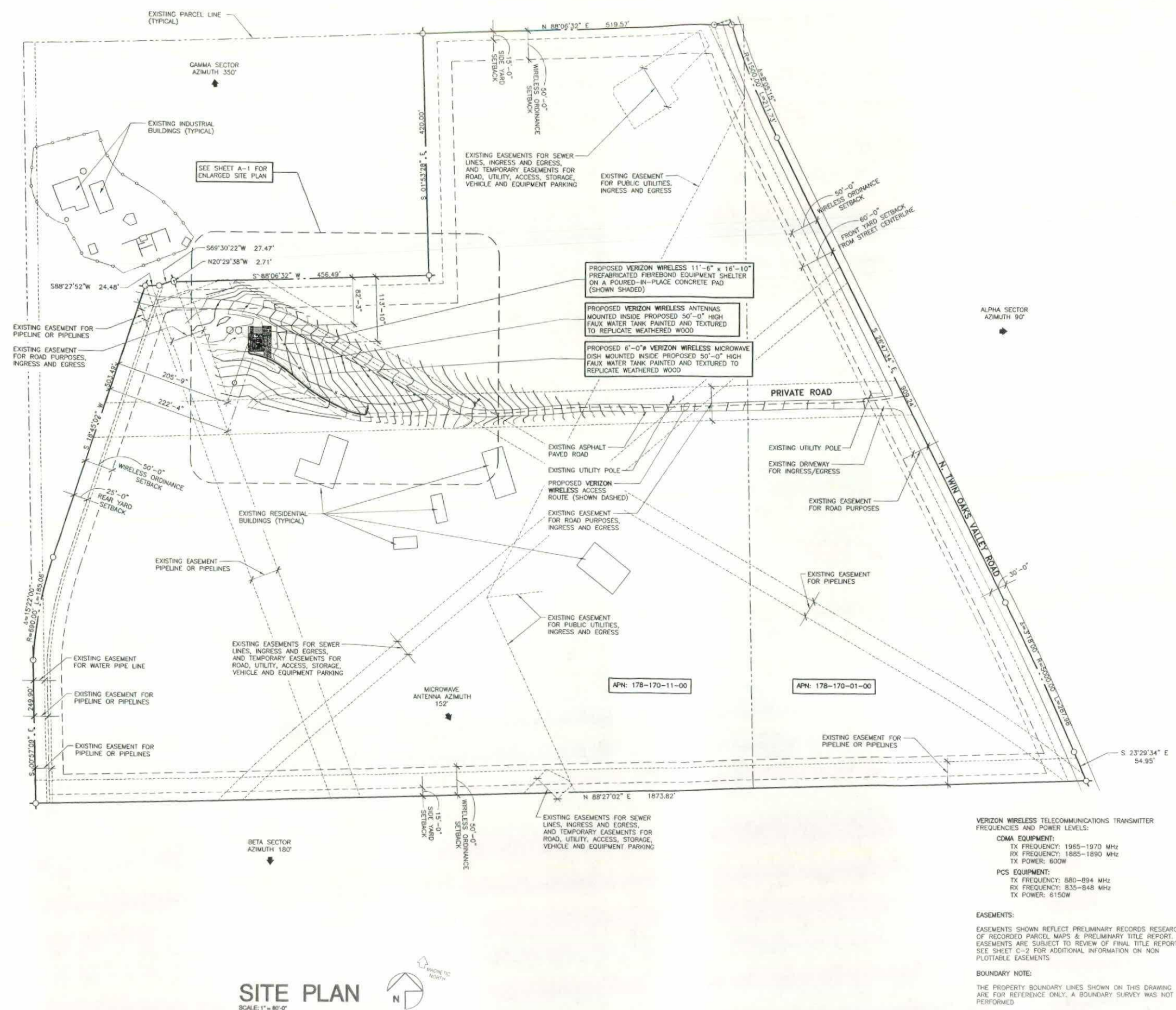
TITLE SHEET
&
PROJECT DATA

PROJECTS\VERIZON\13101

SDC PDS RCVD 07-16-13

ZAP13-001

T-1



SITE PLAN
SCALE: 1" = 80'-0"

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER
FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-2 FOR ADDITIONAL INFORMATION ON NON PLOTTABLE EASEMENTS.

BOUNDARY NOTE:
THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.

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SHEET TITLE
SITE PLAN

PROJECTS\VERIZON\13101

A-0

BMP LEGEND

DIRECTION OF LOT DRAINAGE → →

TABLE I MINIMUM REQUIRED STANDARD CONSTRUCTION:

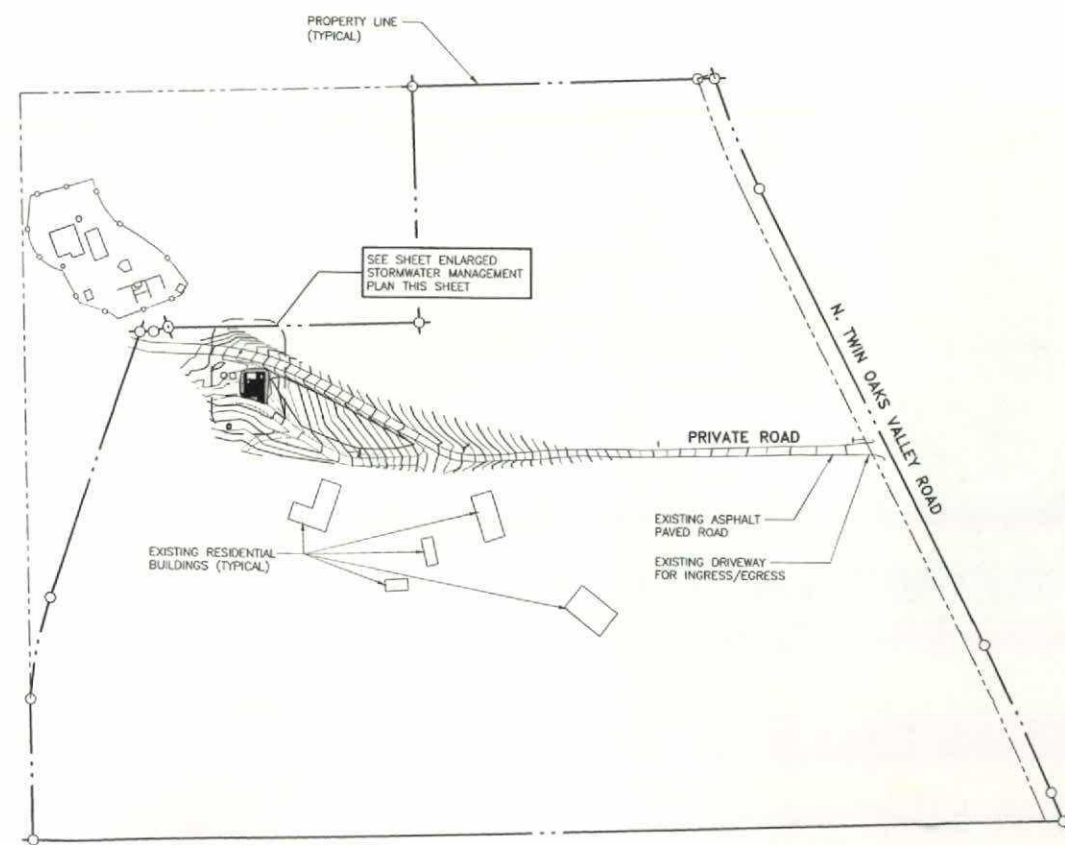
SS-6	MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION
SC-5	FIBER ROLLS —FR—FR—
TC-1	STABILIZED CONSTRUCTION ENTRANCE
WM-1	MATERIAL DELIVERY & STORAGE
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-4	SPILL PREVENTION & CONTROL

TABLE II MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMPs:

LID PLANNING PRACTICE	
2.2.4	MINIMIZE SOIL COMPACTION
2.2.5	DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREA
LID MANAGEMENT PRACTICE	
3.2	PERMEABLE PAVEMENT DESIGN

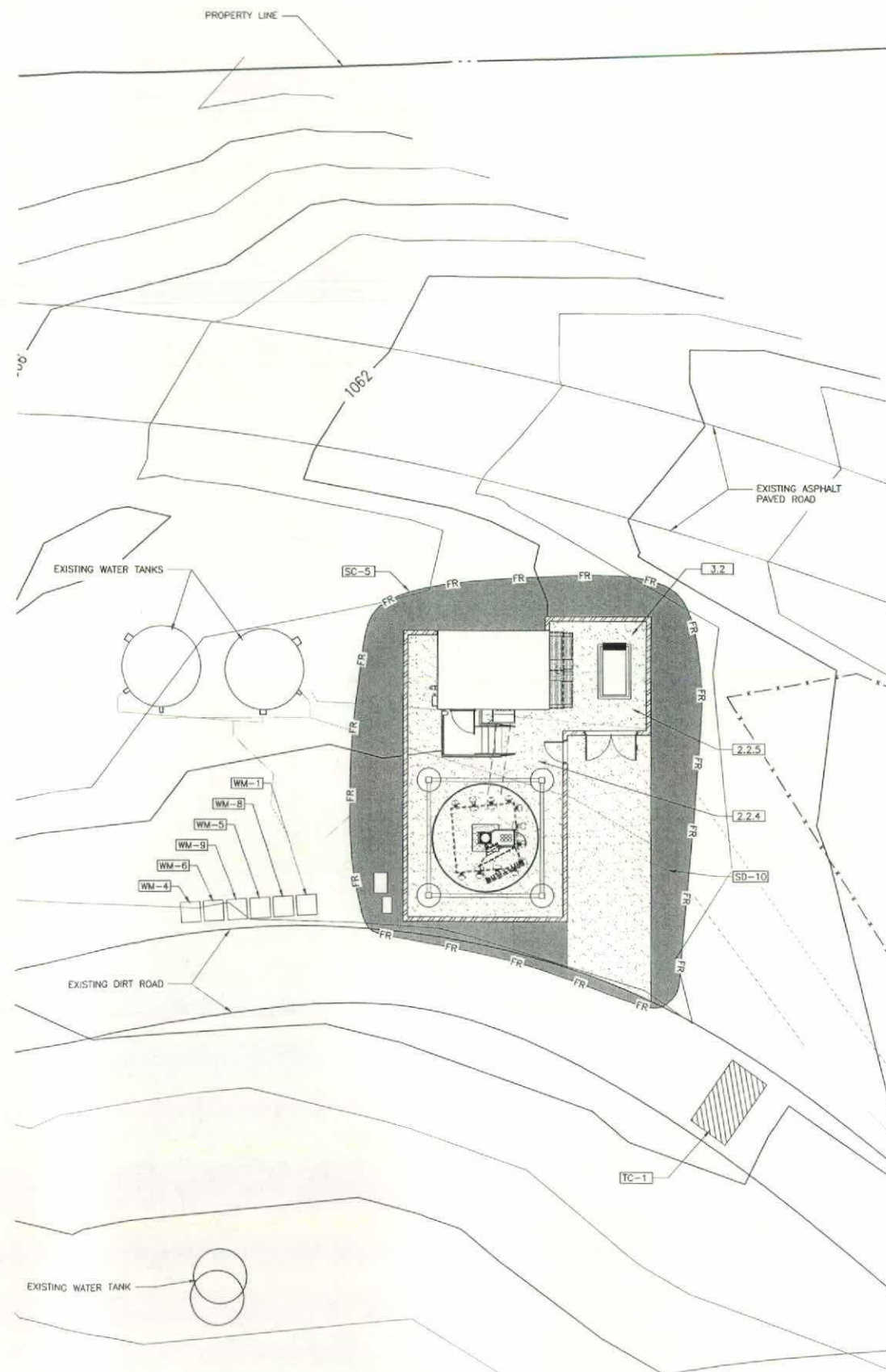
TABLE III POST-CONSTRUCTION BMPs:

SD-10	FLAT PAD AREA COVERAGE (BARK 5'-0" AROUND PERIMETER OF BUILDING)
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STORM WATER MANAGEMENT PLAN

SCALE: 1" = 150'-0"



ENLARGED STORM WATER MANAGEMENT PLAN

SCALE: 1" = 10'-0"



Booth & Suarez

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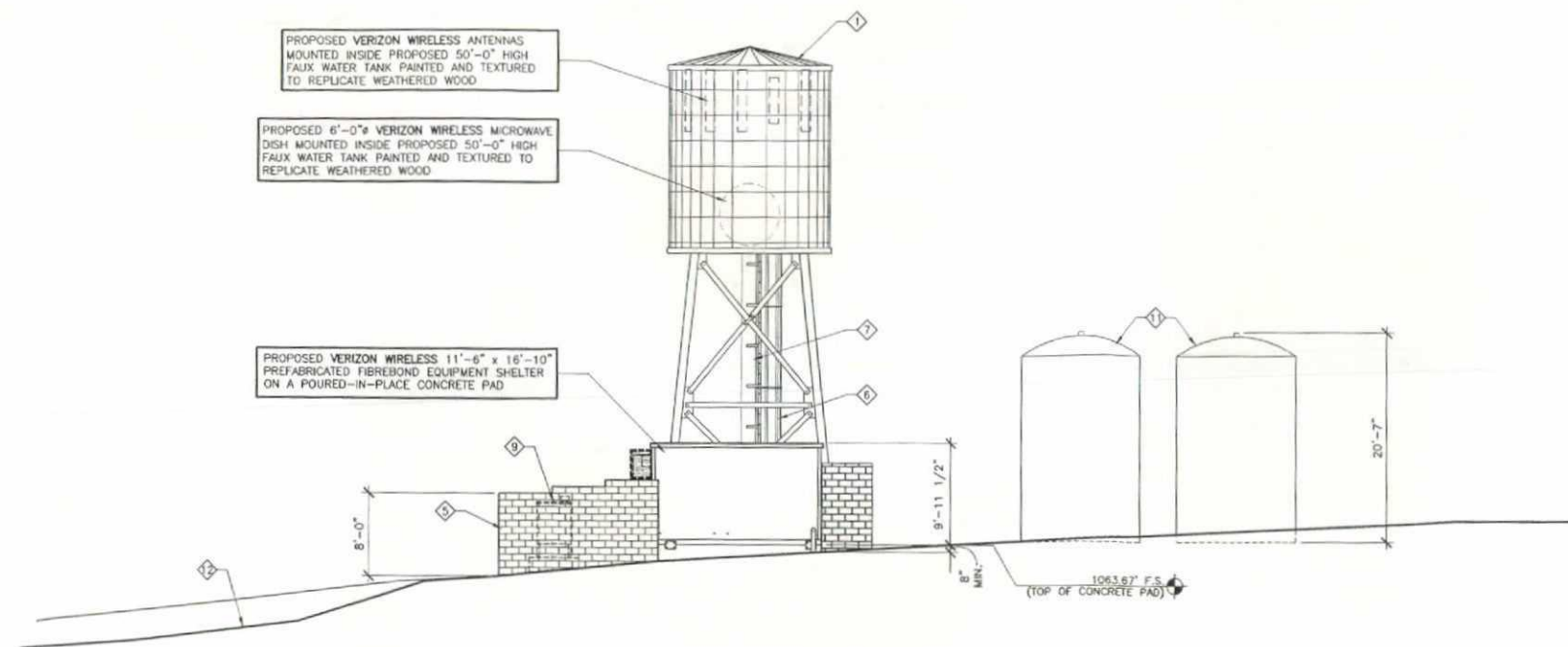
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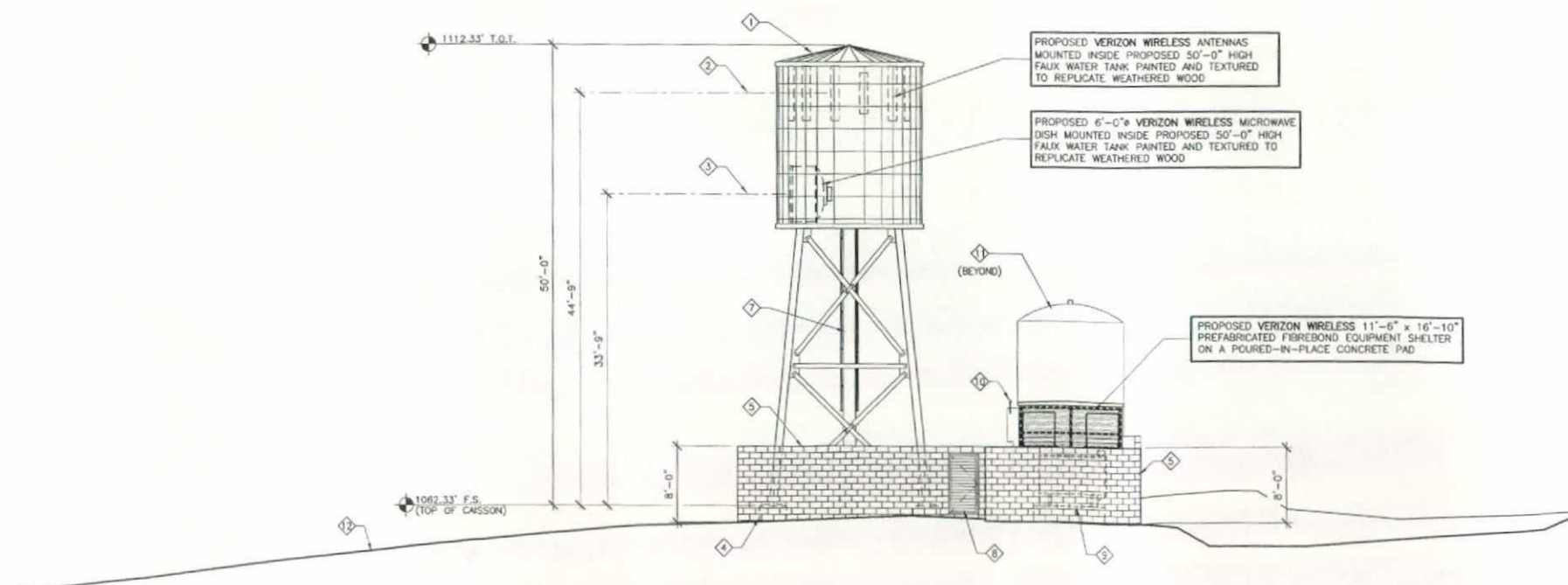
STORM WATER MANAGEMENT PLAN

PROJECTS\VERIZON\13101

A-0.0



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- 1 PROPOSED 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD, COLOR: "FRAZEE" CL2646N WIGWAM
- 2 CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNAS
- 3 CENTERLINE OF PROPOSED VERIZON WIRELESS MICROWAVE DISH ANTENNA
- 4 PROPOSED FAUX WATER TANK CAISSON FOOTING (TYPICAL OF 4)(SHOWN DASHED)
- 5 PROPOSED 8'-0" HIGH CONCRETE BLOCK WALL SOUND ENCLOSURE
- 6 PROPOSED LADDER WITH SECURITY DOOR AND SAFETY CAGE
- 7 PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE
- 8 PROPOSED 3'-0" WIDE STEEL GATE & FRAME
- 9 PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR ON A POURED-IN-PLACE CONCRETE PAD WITH A CONTAINMENT CURB. (SHOWN DASHED)
- 10 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO COAX CABLE SHROUD
- 11 EXISTING WATER TANKS
- 12 EXISTING GRADE

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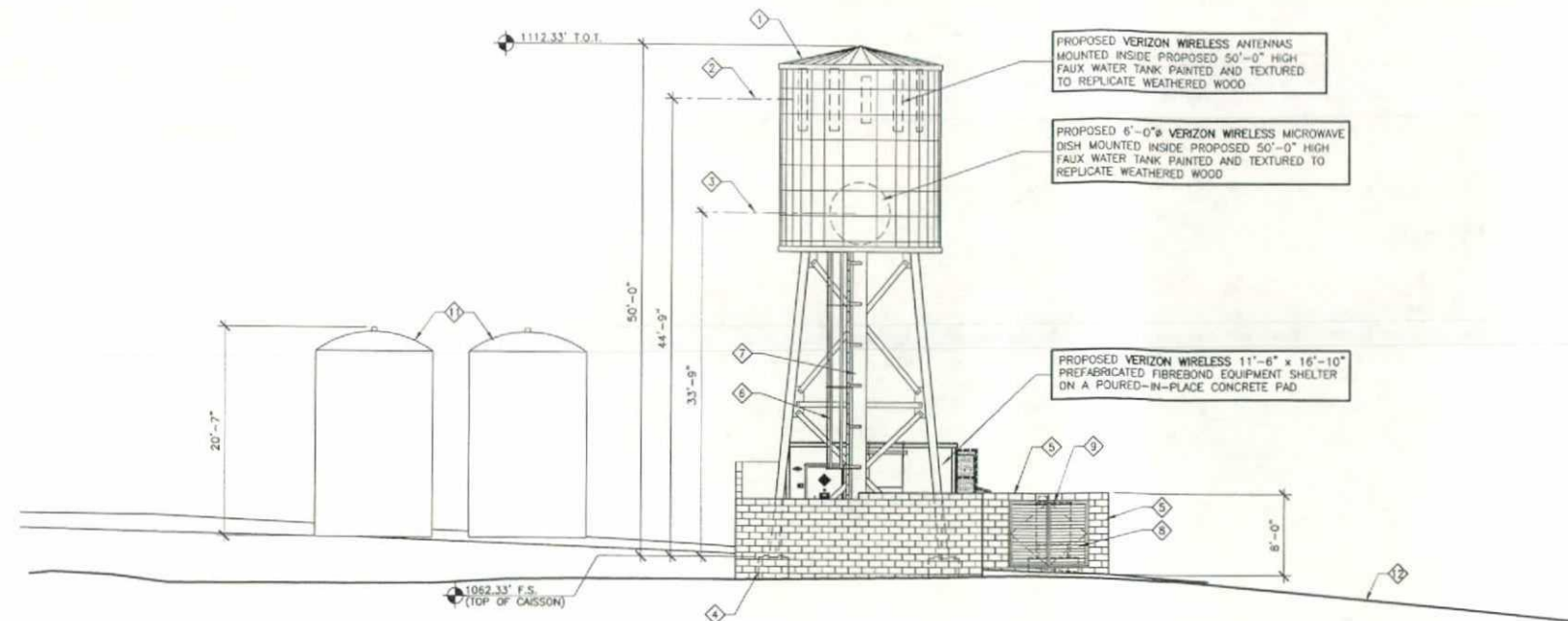
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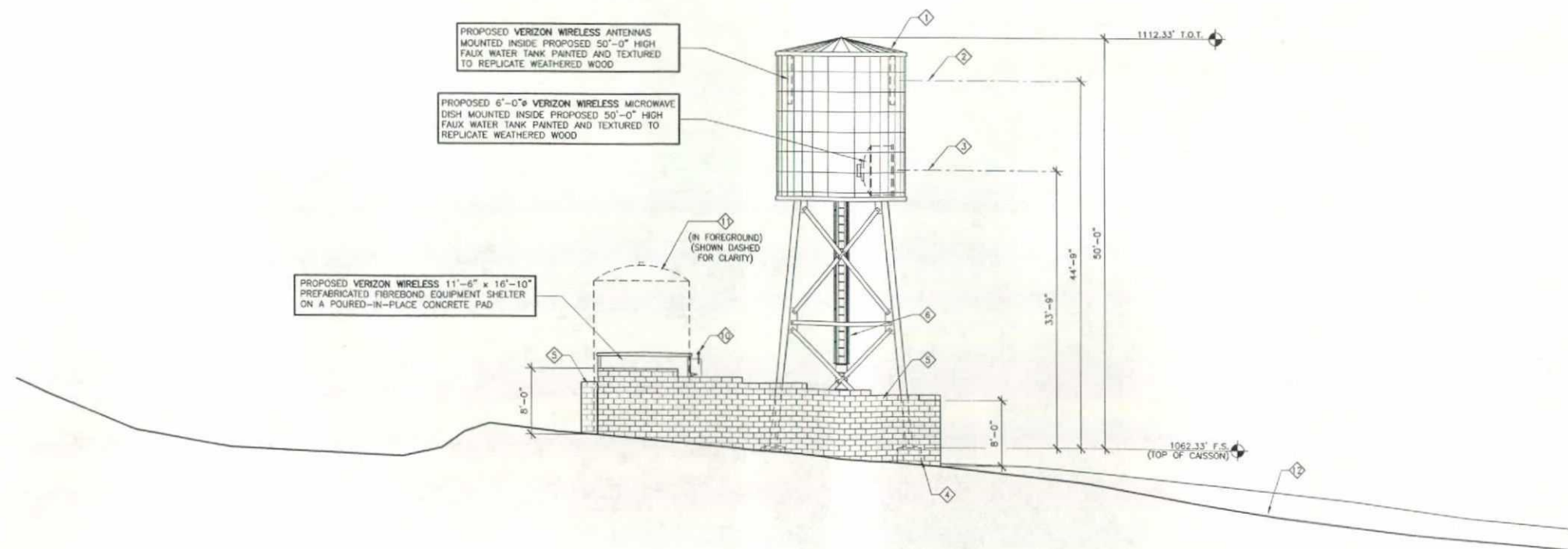
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13101

A-3



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- 1 PROPOSED 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD, COLOR: "TRAZEE" CL2646N WIGWAM
- 2 CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNAS
- 3 CENTERLINE OF PROPOSED VERIZON WIRELESS MICROWAVE DISH ANTENNA
- 4 PROPOSED FAUX WATER TANK CAISSON FOOTING (TYPICAL OF 4) (SHOWN DASHED)
- 5 PROPOSED 8'-0" HIGH CONCRETE BLOCK WALL SOUND ENCLOSURE
- 6 PROPOSED LADDER WITH SECURITY DOOR AND SAFETY CAGE
- 7 PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE
- 8 PROPOSED PAIR 3'-10" WIDE STEEL GATES & FRAME
- 9 PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR ON A POURED-IN-PLACE CONCRETE PAD WITH A CONTAINMENT CURB, (SHOWN DASHED)
- 10 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO COAX CABLE SHROUD
- 11 EXISTING WATER TANKS
- 12 EXISTING GRADE

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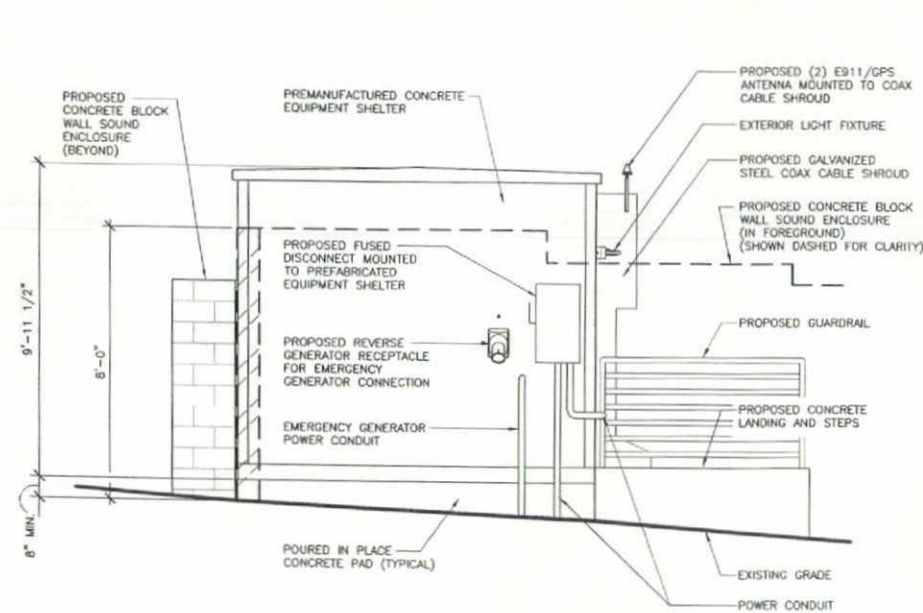
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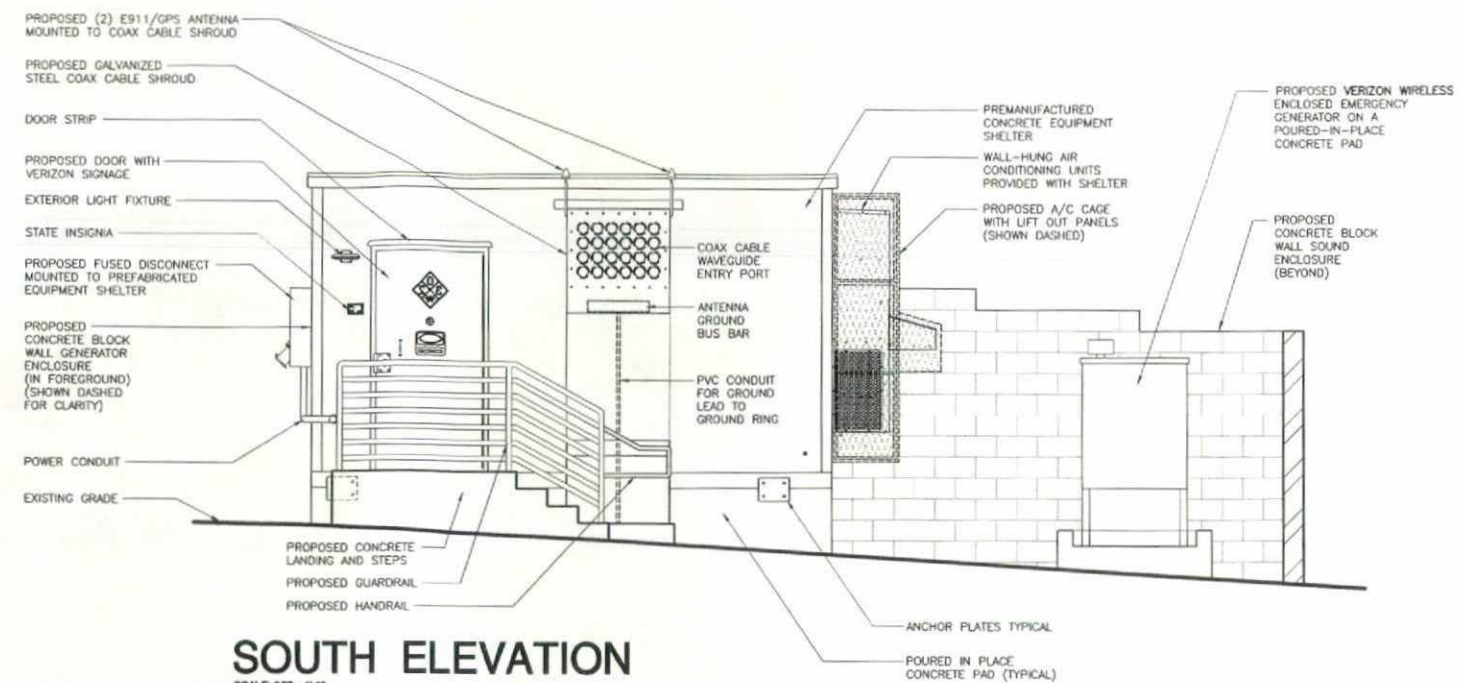
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13101

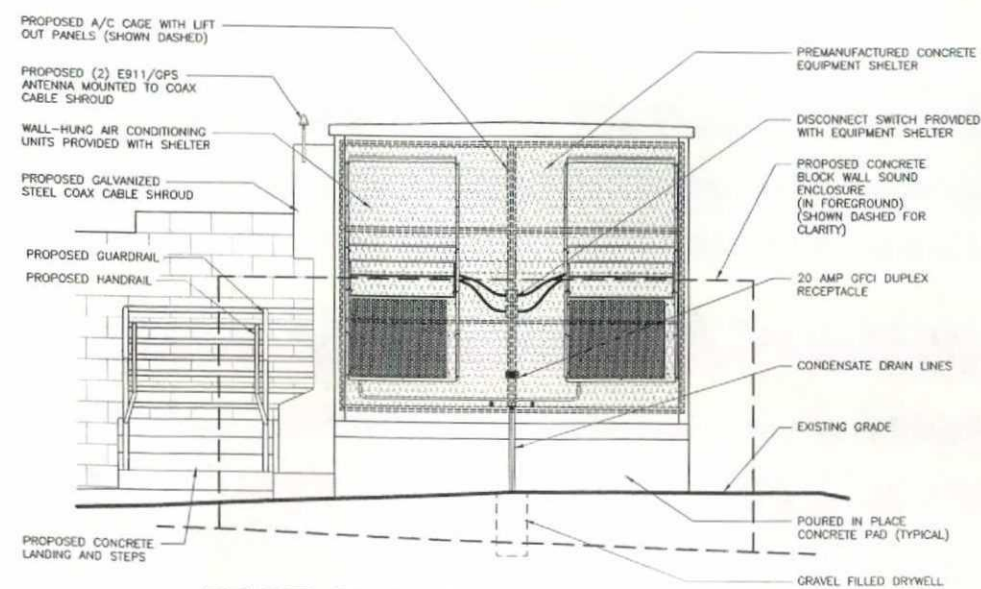
A-4



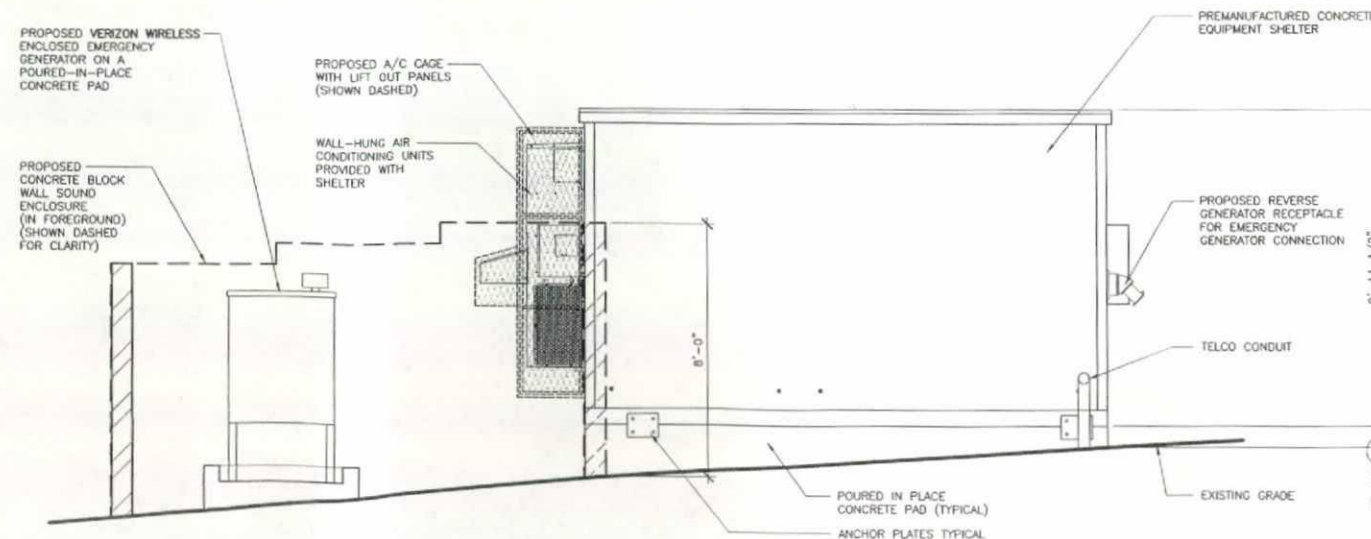
WEST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"

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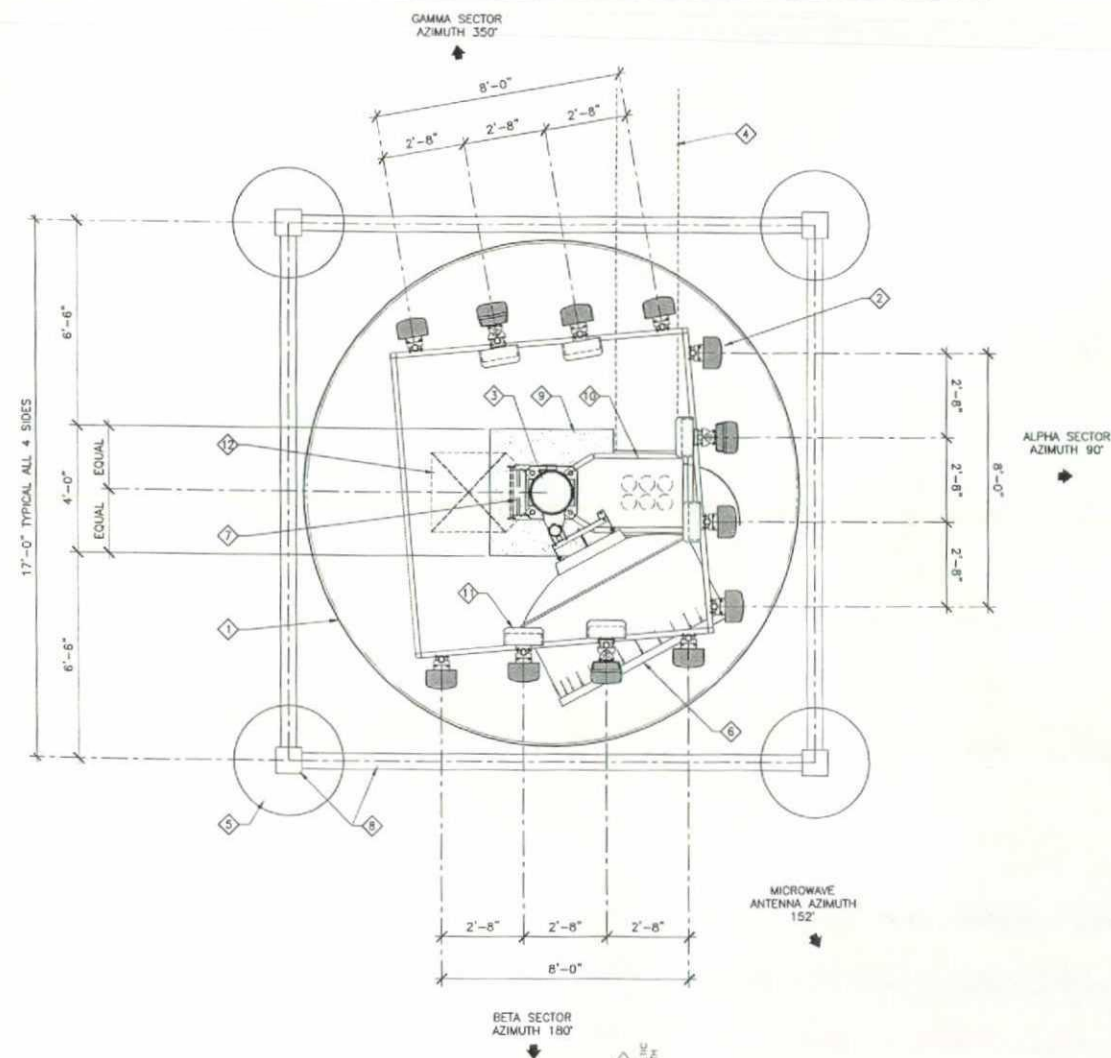
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SHEET TITLE

EQUIPMENT SHELTER ELEVATIONS

PROJECTS\VERIZON\13101

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 3')
ALPHA1	EAST	90°	COMMSCOPE: SRNH-1065658	0°	N/A	72.72" L x 11.85" W x 7.1" D	8	75'-0"	6'-0"
ALPHA2			ERICSSON: AIR			54" L x 12" W x 8" D			
ALPHA3			COMMSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D			
ALPHA4			COMMSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D			
BETA1	SOUTH	180°	COMMSCOPE: SRNH-1065658	0°	N/A	72.72" L x 11.85" W x 7.1" D	8	75'-0"	6'-0"
BETA2			ERICSSON: AIR			54" L x 12" W x 8" D			
BETA3			COMMSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D			
BETA4			COMMSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D			
GAMMA1	NORTH	350°	COMMSCOPE: SRNH-1065658	0°	N/A	72.72" L x 11.85" W x 7.1" D	8	75'-0"	6'-0"
GAMMA2			ERICSSON: AIR			54" L x 12" W x 8" D			
GAMMA3			COMMSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D			
GAMMA4			COMMSCOPE: SRNH-1065658			72.72" L x 11.85" W x 7.1" D			
MICROWAVE DISH	152°		T.B.D.	-	-	6'-0" DIAMETER	1	65'-0"	1 1/4"

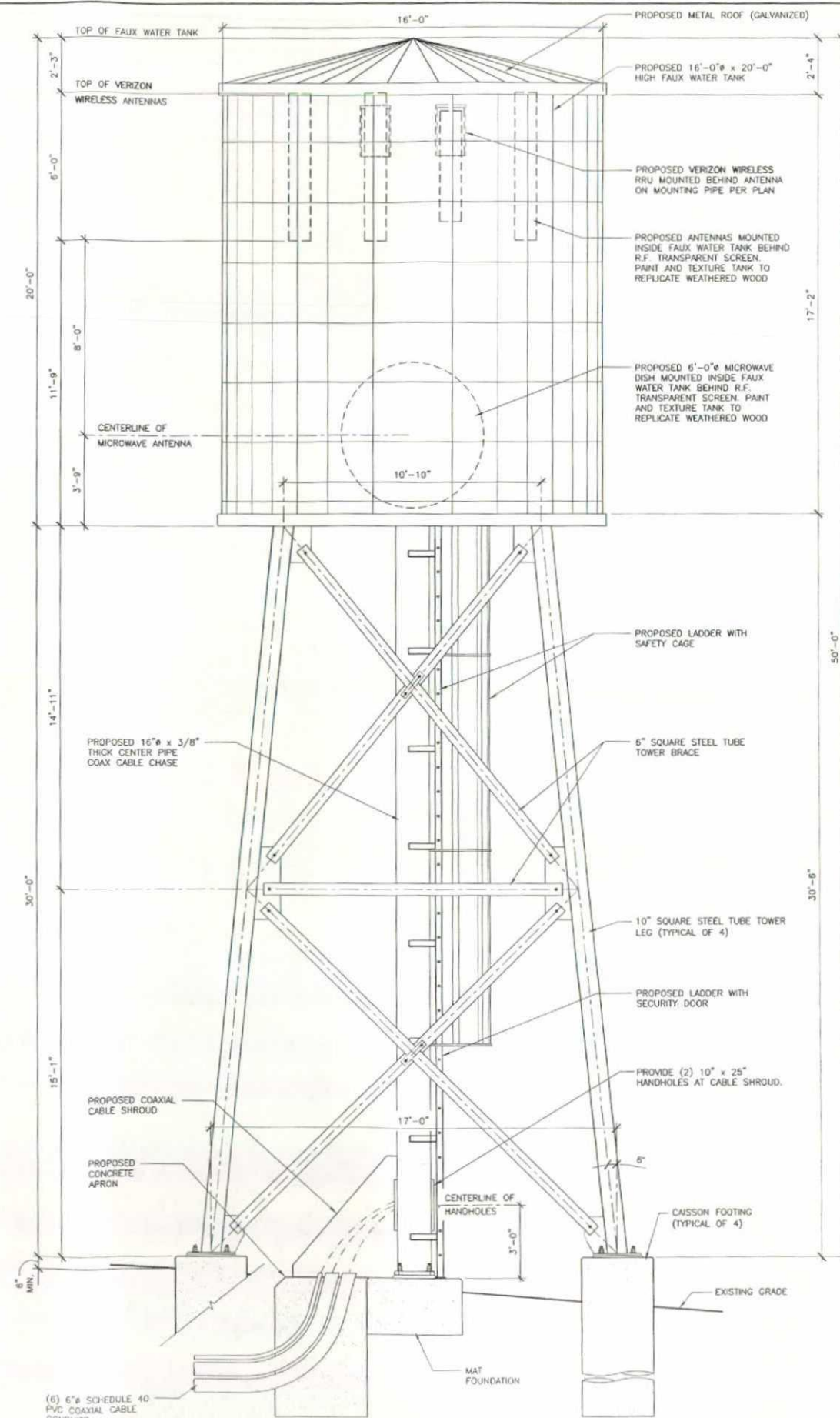


ANTENNA PLAN

SCALE: 3/8" = 1'-0"

ANTENNA PLAN NOTES:

- 1 PROPOSED 16'-0" x 50'-0" HIGH VERIZON WIRELESS FAUX WATER TANK
- 2 PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE NEW 16'-0" FAUX WATER TANK
- 3 PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE FROM FAUX WATER TANK TO TRENCH
- 4 PROPOSED COAXIAL CABLE TRENCH (SHOWN DASHED)
- 5 CONCRETE CAISSON FOOTING AT LEGS OF NEW FAUX WATER TANK (TYPICAL OF 4)
- 6 PROPOSED VERIZON WIRELESS 6'-0" MICROWAVE DISH MOUNTED INSIDE NEW 16'-0" FAUX WATER TANK
- 7 PROPOSED LADDER
- 8 PROPOSED WATER TANK TOWER LEGS AND FRAMING (TYPICAL)
- 9 PROPOSED MAT FOUNDATION
- 10 PROPOSED COAXIAL CABLE SHROUD WITH ACCESS PANEL
- 11 PROPOSED VERIZON WIRELESS RRU MOUNTED BEHIND ANTENNA ON MOUNTING PIPE
- 12 PROPOSED ACCESS HATCH (SHOWN DASHED)



FAUX WATER TANK ELEVATION

SCALE: 3/8" = 1'-0"

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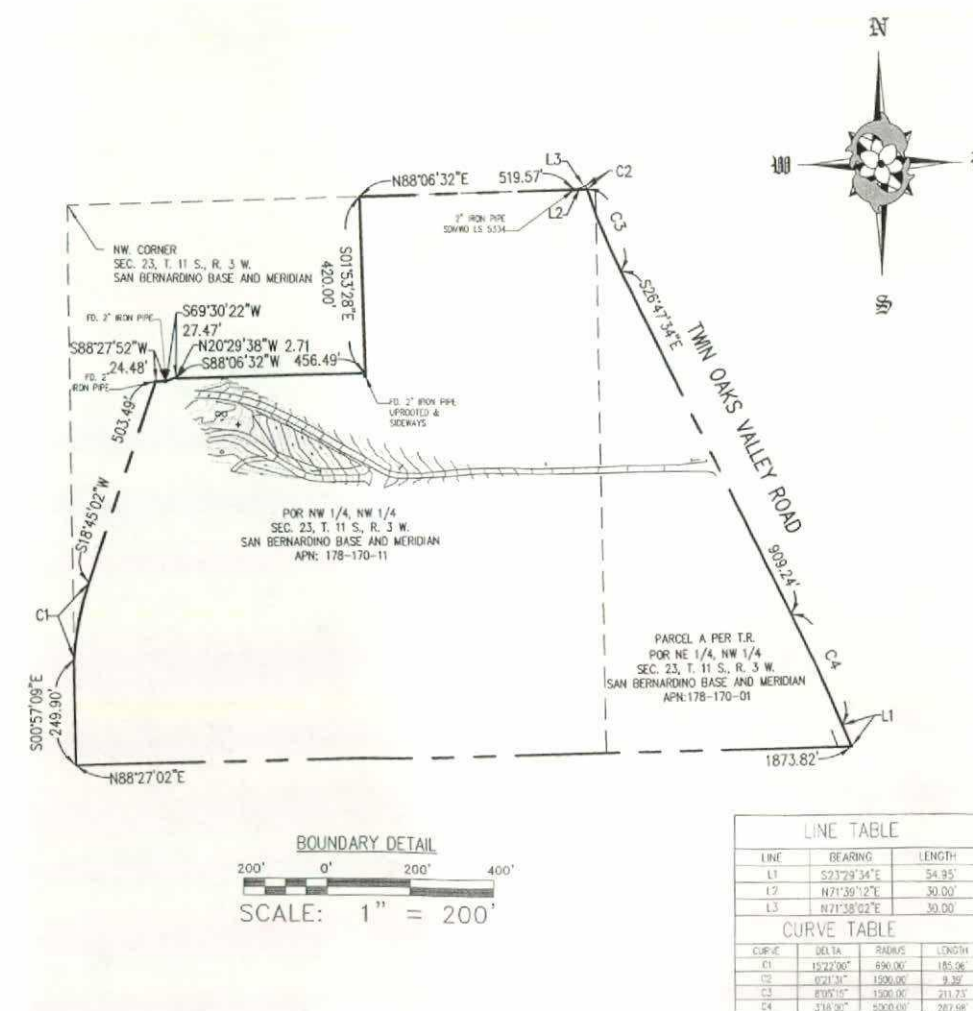
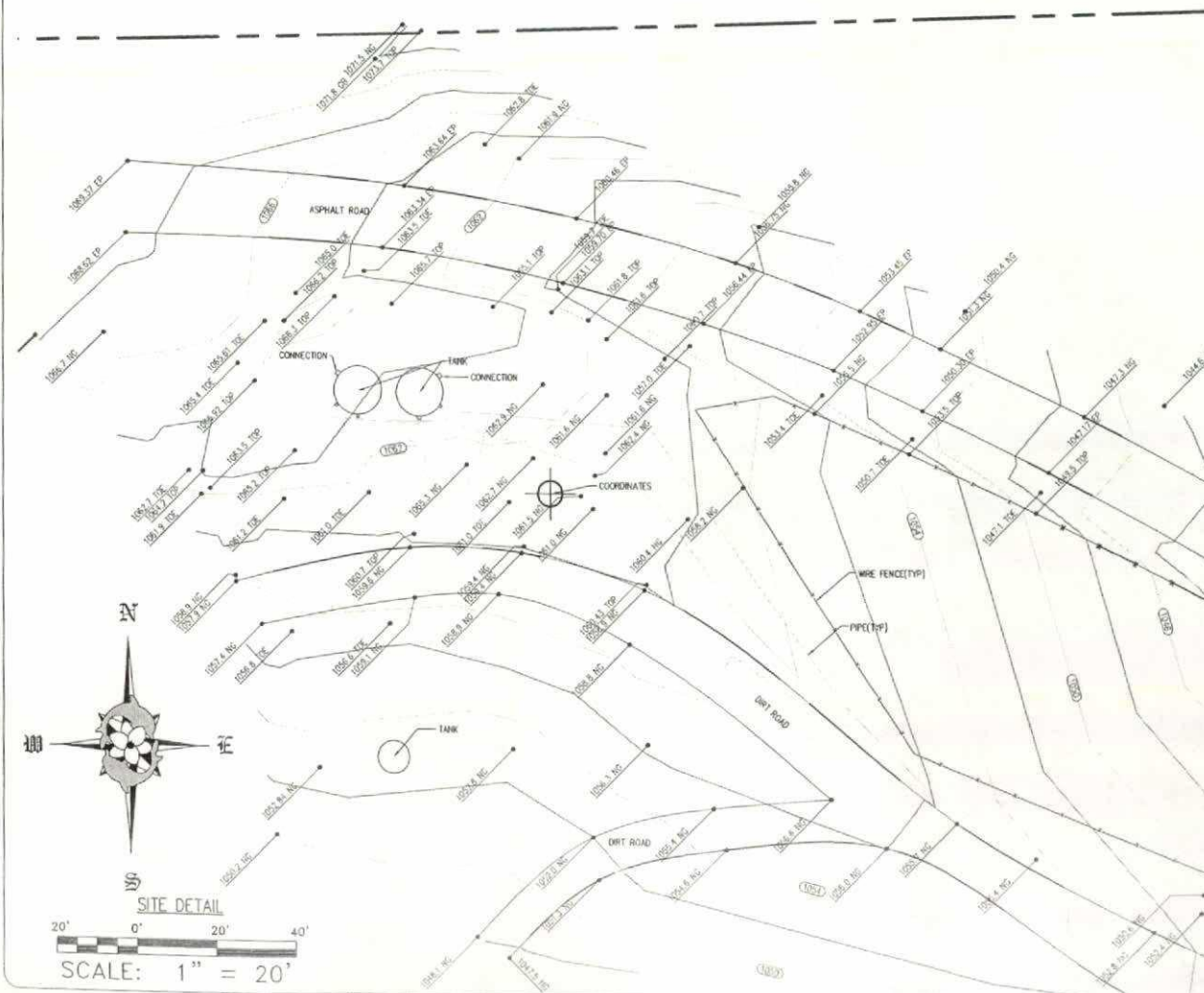
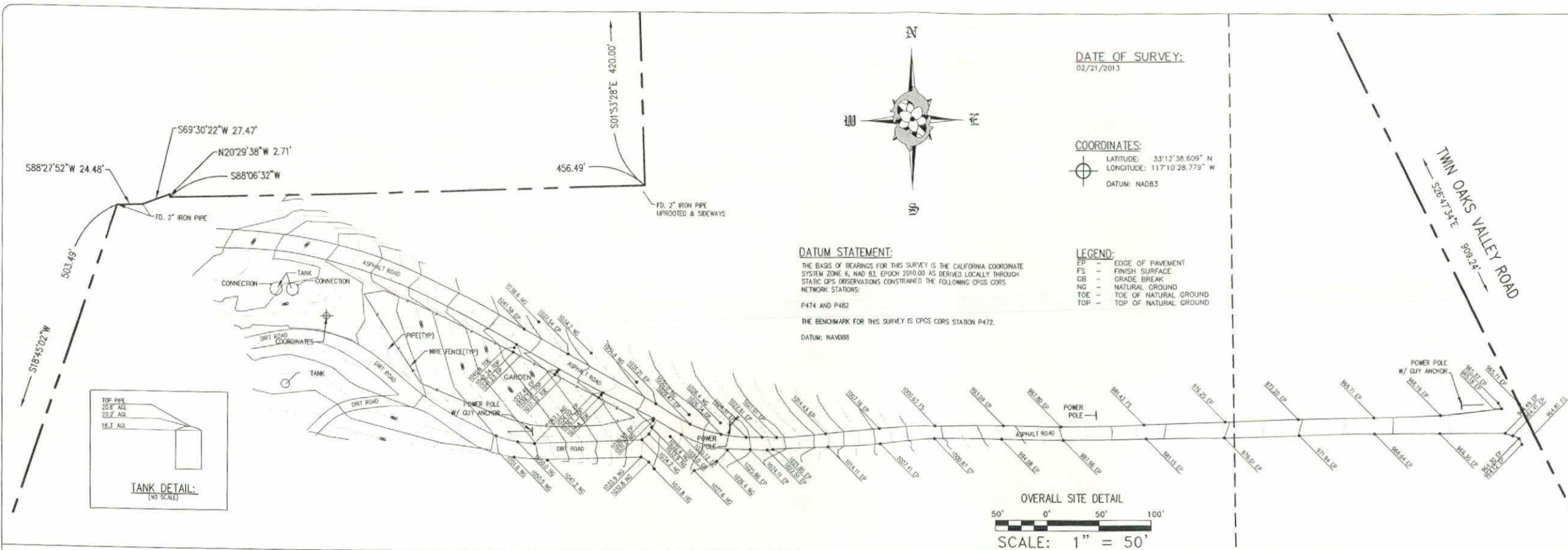
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SHEET TITLE

FAUX WATER TANK ELEVATION & ANTENNA PLAN

PROJECTS\VERIZON\13101

A-6



Booth Suarez &
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CONSULTANT
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SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

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NORTH OAKS
3588 N. TWIN OAKS VALLEY ROAD
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES
TOPOGRAPHIC SURVEY

C-1

ITEMS CORRESPONDING TO SCHEDULE "B":

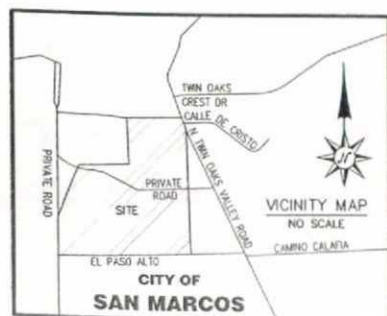
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COMMITMENT NO.: 09307272
TITLE OFFICER: CHRIS WADZAH
DATED: FEBRUARY 4, 2013

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCOVER SPECIFICS.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
2. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED DECEMBER 9, 1947 IN BOOK 2574, PAGE 299 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON. NO WIDTH IS PROVIDED IN THE RECORD DOCUMENT.
3. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED DECEMBER 10, 1947 IN BOOK 2500, PAGE 296 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON. NO WIDTH IS PROVIDED IN THE RECORD DOCUMENT.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY MAP NO. 1080 RECORDED DECEMBER 20, 1949. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
5. EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED APRIL 15, 1952 IN BOOK 4435, PAGES 344 AND 349 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
6. EASEMENT FOR PIPE LINE OR PIPE LINES AND RIGHTS INCIDENTAL, RECORDED DECEMBER 9, 1958 IN BOOK 7387, PAGE 135 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
7. EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED JANUARY 12, 1960 AS INSTRUMENT NO. 6072 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT LIES CONTIGUOUS WITH THE EXISTING ROAD AS OF THE YEAR 1960, THE EXACT LOCATION OF THIS EASEMENT COULD NOT BE DETERMINED AS DOCUMENTATION OF THE EXISTING ROAD WAS NOT PROVIDED AT TIME OF SURVEY AND IS NOT PLOTTED HEREON.
8. EASEMENT FOR WATER PIPE LINE PURPOSES AND RIGHTS INCIDENTAL, RECORDED JUNE 14, 1961 AS INSTRUMENT NO. 107766 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND A PORTION IS PLOTTED HEREON. A PORTION OF THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON. THE SECOND STRIP DESCRIBED IS AMBIGUOUS AND NOT PLOTTED HEREON.
9. EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED JULY 13, 1961 AS INSTRUMENT NO. 119860 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
10. EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED OCTOBER 28, 1961 AS INSTRUMENT NO. 172653 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
11. EASEMENT FOR INGRESS AND EGRESS FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED JULY 13, 1961 AS INSTRUMENT NO. 119860 OF OFFICIAL RECORDS. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "OUTCROP DEED" RECORDED FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0100803, FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0100811, FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0100817, FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0100821, ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
12. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED JANUARY 31, 1962 AS INSTRUMENT NO. 18134 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
13. EASEMENT FOR PIPELINES AND RIGHTS INCIDENTAL, RECORDED MARCH 17, 1964 AS INSTRUMENT NO. 45584 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
14. EASEMENT FOR ROAD, WATER, SEWER, GAS POWER AND TELEPHONE LINES AND RIGHTS INCIDENTAL, RECORDED SEPTEMBER 17, 1965 AS INSTRUMENT NO. 168631 OF OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION COULD NOT BE DETERMINED DUE TO ILLEGIBLE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
15. EASEMENT FOR PIPE LINE OR PIPE LINES AND RIGHTS INCIDENTAL, RECORDED AUGUST 22, 1969 AS INSTRUMENT NO. 154341 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
16. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED MAY 16, 1978 AS INSTRUMENT NO. 78-188889 OF OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION COULD NOT BE DETERMINED DUE TO LACK OF RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
17. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED FEBRUARY 25, 1980 AS INSTRUMENT NO. 80-062033 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
18. COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 12, 1982 AS INSTRUMENT NO. 80-248265 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON. THIS ITEM ALSO CONTAINS EASEMENTS FOR SEWER LINES, INGRESS AND EGRESS, AND TEMPORARY EASEMENTS FOR RIGHTS OF WAY FOR ROAD, UTILITY, ACCESS, STORAGE, VEHICLE AND EQUIPMENT PARKING, AND IS APPROXIMATELY PLOTTED HEREON.
19. EASEMENT FOR PIPELINE OR PIPELINES AND RIGHTS INCIDENTAL, RECORDED APRIL 17, 1987 AS INSTRUMENT NO. 1987-0177762 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
20. EASEMENT FOR PIPELINE OR PIPELINES AND RIGHTS INCIDENTAL, RECORDED APRIL 17, 1987 AS INSTRUMENT NO. 1987-0177763 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
21. EASEMENT FOR PIPELINE OR PIPELINES AND RIGHTS INCIDENTAL, RECORDED JUNE 22, 1989 AS INSTRUMENT NO. 1899-0407778 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "VALLECITOS WATER DISTRICT ENCROACHMENT PERMIT" RECORDED NOVEMBER 5, 2001 AS INSTRUMENT NO. 2001-0805945 OF OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, IT CONTAINS AN ENCROACHMENT AGREEMENT FOR UNDERGROUND CONDUITS AND OTHER DRY UTILITIES, BUT THE EXACT LOCATION COULD NOT BE DETERMINED AND IS NOT PLOTTED HEREON.
23. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY MAP NO. 18500 RECORDED November 12, 2004. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THAT PORTION LYING EASTERLY OF THE CENTER LINE OF ROAD SURVEY NO. 521, AS DESCRIBED IN EASEMENT DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 15, 1952 IN BOOK 4435, PAGE 349 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE ALONG THE NORTHERLY LINE OF SAID SECTION NORTH 87° 58' 26" EAST (RECORD NORTH 88° 07' 47" EAST) 137.51 FEET TO THE EASTERLY LINE OF THE SECOND SAN DIEGO AQUEDUCT AS SAID AQUEDUCT IS DESCRIBED UNDER PARCEL 1 IN DEED RECORDED DECEMBER 9, 1958 IN BOOK 7387, PAGE 135 OF OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 87° 58' 26" EAST 572.49 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 2° 01' 34" EAST 420 FEET; THENCE SOUTH 87° 58' 26" WEST 457.56 FEET TO THE EASTERLY LINE OF SAID SAN DIEGO AQUEDUCT; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 23, DISTANT THEREON NORTH 88° 07' 47" EAST 126.91 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23, SAID POINT BEING ENGINEERS STATION 2638+75.44 OF THE SURVEY LINE OF THE SECOND SAN DIEGO AQUEDUCT; SAID POINT BEING A POINT IN THE ARC OF A 1,500 FOOT RADIUS CURVE, CONCAVE EASTERLY AND ALSO BEING ON A RADIAL LINE BEARING NORTH 79° 53' 21" EAST TO THE CENTER OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE 271.27 FEET THROUGH AN ANGLE OF 102° 14'; THENCE TANGENT TO SAID CURVE SOUTH 20° 28' 23" EAST 85.29 FEET TO A POINT ON SAID LINE; SAID POINT BEING ENGINEERS STATION 2642+32.00 AND ENGINEERS STATION 0.00 OF THE SURVEY LINE OF SAID SAN DIEGO AQUEDUCTS CROSS-CONNECTION; THENCE NORTH 68° 31' 37" EAST 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20° 28' 23" EAST 80.22 FEET; THENCE SOUTH 68° 31' 37" WEST 28.23 FEET; THENCE SOUTH 88° 29' 07" WEST 24.48 FEET TO THE BEGINNING OF A TANGENT 61.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 56.78 FEET THROUGH AN ANGLE OF 53° 20' 00"; THENCE TANGENT TO SAID CURVE NORTH 38° 10' 53" WEST 72.89 FEET; THENCE NORTH 59° 12' 12" EAST 113.72 FEET; THENCE SOUTH 20° 28' 23" EAST 56.78 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING; SAID PARCEL BEING SHOWN ON MAP CR-1 OF LANDS AND RIGHTS OF WAY ATTACHED AND MADE A PART THEREOF.

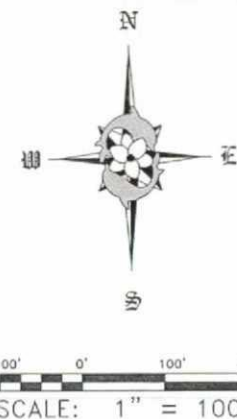
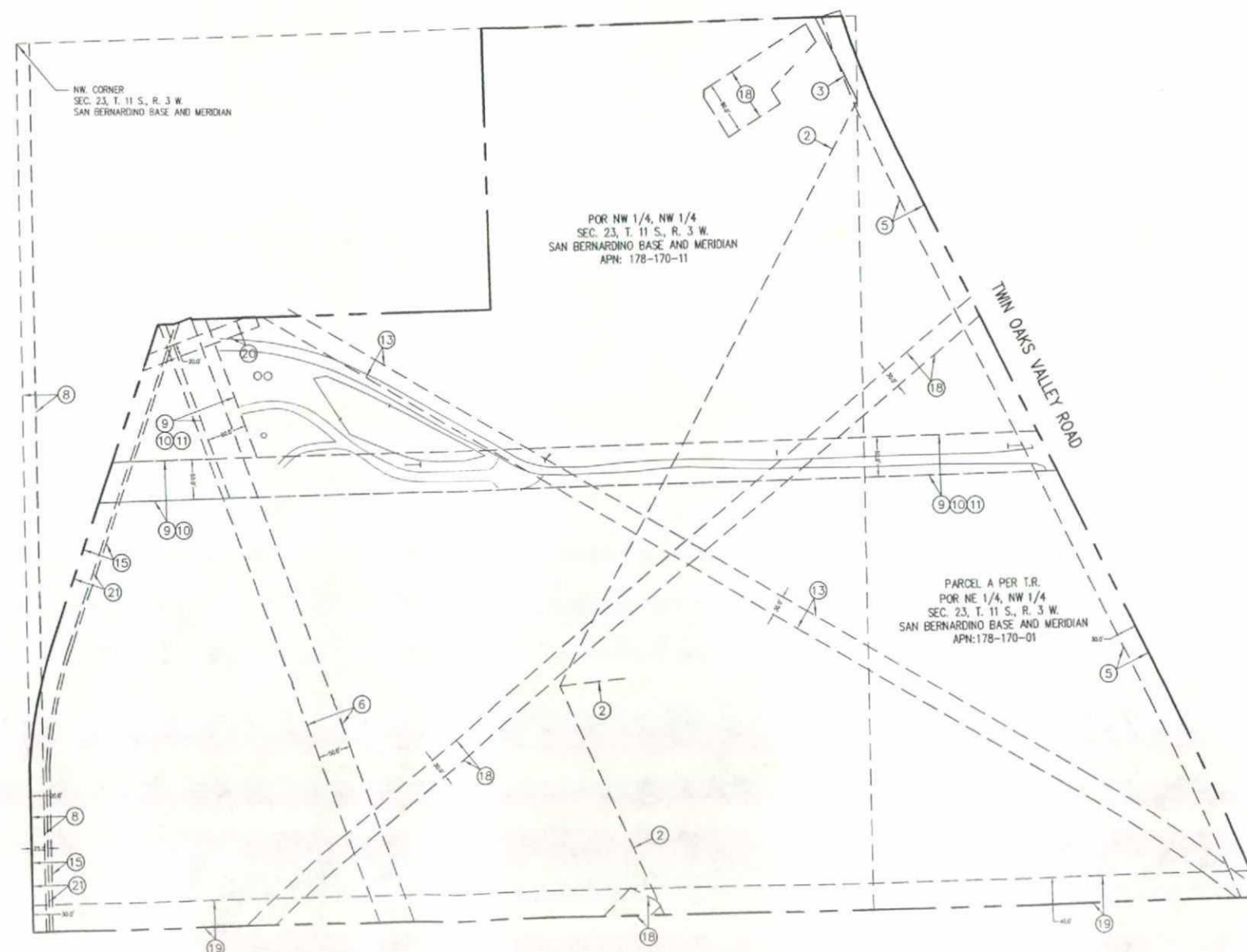
LEGAL DESCRIPTION (CONT):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AND ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23, THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SECTION 23 NORTH 88° 07' 47" EAST 80.83 FEET TO A POINT THEREON, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF THE PERMANENT EASEMENT, 50 FEET WIDE CONVEYED TO THE SAN DIEGO COUNTY WATER AUTHORITY BY DOCUMENT NO. 20599, RECORDED DECEMBER 9, 1958 IN BOOK 7387, PAGE 135 OF OFFICIAL RECORDS OF SAID COUNTY.

SAID WESTERLY RIGHT OF WAY LINE AT SAID POINT OF INTERSECTION BEING A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,540 FEET A RADIAL OF SAID CURVE FROM SAID POINT OF INTERSECTION BEARING NORTH 80° 04' 12" EAST; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101° 42' 48" A DISTANCE OF 287.95 FEET; THENCE TANGENT TO SAID CURVE SOUTH 20° 28' 23" EAST 34.72 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN PORTION OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AS DESCRIBED IN DEED TO THE SAN DIEGO COUNTY WATER AUTHORITY RECORDED APRIL 24, 1994 AS INSTRUMENT NO. 74564 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE BOUNDARY OF SAID SAN DIEGO COUNTY WATER AUTHORITY LAND SOUTH 50° 01' 50" WEST 62.90 FEET; THENCE SOUTH 38° 21' 06" EAST 72.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 61.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53° 18' 37" A DISTANCE OF 56.72 FEET TO A POINT IN SAID SAN DIEGO COUNTY WATER AUTHORITY BOUNDARY, A RADIAL OF SAID CURVE BEARING NORTH 01° 37' 43" WEST FROM SAID POINT; THENCE LEAVING SAID SAN DIEGO COUNTY WATER AUTHORITY BOUNDARY SOUTH 18° 34' 49" WEST 503.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 690 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 29' 00" A DISTANCE OF 234.63 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SECTION 23, NORTH 00° 54' 11" WEST 1,127.97 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 178-170-11 & 178-170-01



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PROJECT NAME

NORTH OAKS

3588 N. TWIN OAKS VALLEY ROAD
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

C-2